

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND  
BILL NO. 95-31, AS AMENDED

Introduced by \_\_\_\_\_ Council President Parrott at the request of the County Executive

Legislative Day No. 95-14 Date May 9, 1995

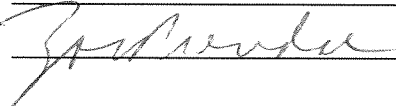
AN ACT to add a new definition to Section 267-4, Definitions, of Article I, General Provisions; and to repeal and re-enact, with amendments, Subsection C, General Regulations, and D, Specific Regulations, of Section 267-34, AG Agricultural District; and Subsection B, General Regulations, and C, Specific Regulations, of Section 267-35, RR Rural Residential District, all of Article VI, District Regulations, of Part I, Standards; and to add new Table I, Principal Permitted Uses for Specific Zoning Districts: Residential: Conservation Development, of Article XXII, General Provisions, of Part 7, Capital Improvement Program Map; and to repeal and re-enact, with amendments, Table II, Design Requirements for Specific Uses, AG Agricultural District, Table III, Design Requirements for Specific Uses, RR Rural Residential District, all of Article XXII, General Provisions, of Part 7, Capital Improvement Program Map; and to repeal and reenact, with amendments, Article VII, Design Standards for Special Developments, of Part I, Standards; all of Chapter 267, Zoning, of the Harford County Code, as amended, to modify the Design Requirements for specific uses in the AG District as shown on Table II and the RR District as shown on Table III and to provide for a new type of Special Development known as Conservation Development, to provide for the design standards for the new development, and generally to provide flexibility in land development to further enhance the quality of life for all the citizens.

By the Council, May 9, 1995

Introduced, read first time, ordered posted and public hearing scheduled

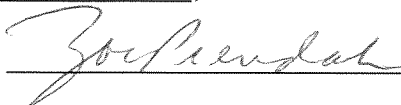
on: June 6, 1995

at: 7:30 p.m.

By Order: , Secretary

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 6, 1995, and concluded on, June 6, 1995

, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

Section 1. Be It Enacted By The County Council of Harford County, Maryland that a new definition be and is hereby added to Section 267-4, Definitions, of Article I, General Provisions; and new Table I, Principal Permitted Uses for Specific Zoning Districts: Residential: Conservation Development, of Article XXII, General Provisions, of Part 7, Capital Improvement Program Map; and that Subsection C, General Regulations, and D, Specific Regulations, of Section 267-34, AG Agricultural District; Subsection B, General Regulations, and C, Specific Regulations, of Section 267-35, RR Rural Residential District, all of Article VI; District Regulations, of Part I, Standards; and Table II, Design Requirements for Specific Uses, AG Agricultural District; and Table III, Design Requirements for Specific Uses, RR Rural Residential District, both of Article XXII, General Provisions, of Part 7, Capital Improvement Program Map; and Article VII, Design Standards for Special Developments, of Part I, Standards, all of Chapter 267, Zoning, of the Harford County Code, as amended, be and they are hereby repealed and reenacted with amendments, all to read as follows:

Chapter 267. Zoning

Part 1. Standards

Article I. General Provisions

§ 267-4. Definitions.

CONSERVATION DEVELOPMENT - A RESIDENTIAL DEVELOPMENT IN WHICH SINGLE FAMILY DWELLING UNITS LOTS ARE CONCENTRATED IN A SELECTED AREA OR SELECTED AREAS OF THE PARCEL ~~SO AS TO PROVIDE FOR THE PROTECTION OF FARMLAND, WOODLAND, NATURAL HABITAT AND AREAS OF OTHER SIGNIFICANT VALUE.~~

Article VI. District Regulations

§ 267-34. AG Agricultural District.

C. General regulations. Minimum lot area, MAXIMUM LOT AREA, MAXIMUM AVERAGE LOT AREA, area per dwelling or family unit, building setback from

adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Table II, shall apply, subject to other requirements of this Part 1.

D. Specific regulations. The following uses are permitted, subject to the additional requirements below:

- (1) Agriculture, provided that all buildings associated with this use, including farmhouses, barns and silos, meet the required minimum setbacks for principal uses. The operation of machinery, when used for agricultural activities, shall be permitted at any time. Buildings in which animals are housed or kept shall comply with the following setbacks from adjacent residential lots:

<b>Setback From Adjacent</b>	
<b>Number of</b>	<b>Residential Lot</b>
<b>Animal Units</b>	<b>(feet)</b>
1 to 2	50
3 to 10	100
11 or more	200

- (2) Agricultural retail sales, provided that the property is zoned Ag-Agricultural, receives an agricultural assessment and that no more than 20% of the total area of the agricultural retail use or structure is dedicated to non-agricultural products. For the purposes of this paragraph, "non-agricultural product" includes any processed form of an agricultural product.

- (3) Residential development, on parcels as described in the land records of February 8, 1977, as provided below:

- (a) One (1) lot shall be permitted on any parcel of land that is less than eleven (11) acres.

- 1 (b) Two (2) lots shall be permitted on any parcel of land that is from  
2 eleven (11) acres to nineteen and ninety-nine hundredths (19.99) acres.
- 3 (c) An additional lot shall be permitted for each additional ten (10) acres  
4 in excess of twenty (20).
- 5 (d) An additional lot shall be permitted for any member of the immediate  
6 family of persons who were individual owners of record (not  
7 corporate, partnership or joint-venture owners) of the parcel.  
8 Immediate family shall be limited to fathers, mothers, brothers,  
9 sisters, sons and daughters.
- 10 (e) Any new lot created pursuant to Subsection D(2)(a) through (d) above  
11 shall be a minimum of two (2) acres unless the lot is located in an  
12 Agriculture Preservation District established pursuant to § 2-501 et  
13 seq. of the Agriculture Article of the Annotated Code of Maryland,  
14 then the lot size shall be that as approved by the state. In the event  
15 that the primary parcel is removed from the district, the owner shall  
16 submit a revised subdivision plan, establishing a minimum lot size of  
17 two (2) acres. At such time, the owner or his successors in title shall  
18 prepare and record the necessary deeds for the two-care conveyance  
19 and shall notify, in writing, the Department of Planning and Zoning  
20 of the conveyance.
- 21 (f) The development rights created herein may be transferred pursuant to  
22 Subsection D(4) below.
- 23 (4) Development rights established in Subsection D(3) may be transferred from  
24 one parcel to another parcel, either contiguous thereto or within five hundred  
25 (500) feet therefrom, within this district in accordance with the following:
- 26 (a) All development rights shall be transferable except one (1) right for

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each existing dwelling unit, provided that in no event shall less than one (1) right be retained with the parcel. The right to a family conveyance shall not be transferable.

(b) Contiguous parcels under common ownership may be considered one (1) parcel.

(c) Development rights shall only be transferred by agreement, deed, easement or other written instrument, which shall be recorded among the land records of the county. The document shall limit future development in accordance with these provisions.

(5) CONSERVATION DEVELOPMENT PURSUANT TO THE RESIDENTIAL CONSERVATION STANDARDS AS PROVIDED IN § 267-47.

([5]6) Conversion of existing single-family detached dwellings to accommodate not more than four (4) dwelling units shall be permitted in accordance with the following:

(a) The minimum lot size shall be two (2) acres.

(b) The lot shall contain at least one (1) acre for each dwelling unit.

(c) A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit.

([6]7) Rubble landfills are permitted in accordance with § 267-40.1 of this chapter.

([7]8) Fire stations with fire station assembly halls shall be permitted in accordance with the following:

(a) Access to the fire station and the fire station assembly hall shall be from a road designated as principal arterial or minor arterial in the major road plan; and

(b) Only 1 fire station with a fire station assembly hall is permitted in the Ag District for each volunteer fire company.

§ 267-35. RR Rural Residential District.

B. General Regulations. Minimum lot area, MAXIMUM LOT AREA, MAXIMUM AVERAGE LOT AREA, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Table III, shall apply, subject to other requirements of this Part I.

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

- (1) Agriculture, on a lot of two (2) acres or more, provided that not more than one (1) animal unit per acre shall be permitted. All buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses. Buildings in which animals are housed or kept shall comply with the following setbacks from adjacent residential lots:

**Setback From Adjacent**

<b>Number of Animal Units</b>	<b>Residential Lot (feet)</b>
1 to 2	100
3 to 10	150
11 or more	200

- (2) Residential development, at a density of one (1) dwelling unit per two (2) acres.

- (3) CONSERVATION DEVELOPMENT PURSUANT TO THE RESIDENTIAL CONSERVATION STANDARDS AS PERMITTED IN § 267-47.

- ([3]4) Conversion of existing single-family detached dwellings to accommodate not more than two (2) families, provided that any such use shall have a minimum

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lot area of one (1) acre per family. Parking on the site shall be provided at a minimum of two (2) spaces per dwelling unit.

([4]5) Dwelling units, when on a permanent foundation.

([5]6) Rubble landfills are permitted in accordance with § 267-40.1 of this chapter.

**[Added by Bill No. 91-10]**

Article VII. Design Standards for Special Developments

§ 267-42. Purpose.

The purposes of this Article are:

- A. To encourage innovations and design excellence in development and opportunities for affordable housing by permitting variety in type, design and layout of buildings.
- B. To provide opportunities for recreation and open space.
- C. To encourage efficient use of land and public services.
- D. To provide flexibility in land development and protection of sensitive environmental AND AGRICULTURAL features.

§ 267-43. Approval.

A. Administrative approval. The following special developments shall be subject to review and approval by the Zoning Administrator:

- (1) Conventional with open space (COS).
- (2) CONSERVATION DEVELOPMENT (CD).

[2] (3) Housing for the elderly.

[3] (4) Mobile home subdivision (MHS) in the R3 and R4 Districts only. At the time of submission of an application for approval of an MHS, the property owner shall notify all adjacent property owners of the intent to develop an MHS. In considering the application for an MHS, the Zoning Administrator must consider the limitations, guides and standards outlined in § 267-9I.

B. Board approval. The following special developments shall be subject to approval of the

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Board pursuant to this section and § 267-9. Board of Appeals:

(1) Planned residential development.

(2) Mobile home park.

(3) The location on a parcel or portion thereof for an integrated community shopping center. The development plans for integrated community shopping centers shall be approved by the Zoning Administrator in accordance with this Article.

C. Prior to approval by the Board of items in Subsection B(1) and (2), the Board shall determine that the proposed project complies with the development and design standards set forth herein and is consistent with the purpose of this section and the limitations, guides and standards noted in § 267-9I.

(1) The Board shall consider the report of the Zoning Administrator regarding the project's compliance with this section upon the applicant's submission of information as required in § 267-12A(2), Concept plan.

(2) The Zoning Administrator may approve modification or amendment of the project plan after Board approval upon a finding that the modification or amendments comply with the requirements of this section.

D. Prior to approval of the location of an integrated community shopping center, the Zoning Administrator shall prepare a report regarding the project's compliance with the standards in § 267-9I, Limitations, guides and standards. To provide adequate information for this report, the Zoning Administrator may require the submission of a concept plan for the site, a traffic impact study, a market feasibility study and other information as needed to determine project compliance. The Board shall consider the report of the Zoning Administrator and specific recommendations contained therein in its decision regarding the location of a shopping center.

§ 267-44. Applicability.

The development and design standards set forth in this Article shall regulate the following



1 projects:

2 A. Conventional development with open space (COS).

3 B. Planned residential development (PRD).

4 C. CONSERVATION DEVELOPMENT (CD).

5 [C]D. Integrated community shopping center (ICSC).]

6 [D]E. Mobile home parks (MHP).

7 [E]F. Mobile home subdivisions (MHS).

8 § 267-45. General design standards.

9 The following general requirements shall be applicable to all projects developed under this  
10 Article:

11 A. The protection of trees shall be considered in determining the location of open space and  
12 development areas.

13 B. The project shall be designed to minimize earthmoving, erosion and the disturbance of  
14 environmentally sensitive features.

15 C. The road system shall be designed as harmonious with the topography and adjacent public  
16 roads and designed to minimize through traffic in residential areas.

17 D. Parking areas shall be arranged to prevent through traffic to other parking areas and shall  
18 be screened from adjacent projects and through roads.

19 E. The project shall be served by public water supply and public [sewage] SEWERAGE  
20 disposal [systems] UNLESS DEVELOPING UNDER GUIDELINES FOR THE  
21 CONSERVATION DEVELOPMENT AS IN SECTION 267-47.

22 F. Lighting.

23 (1) All public roads and intersections and parking areas and areas of high pedestrian use  
24 shall be adequately lighted and arranged to direct light away from residences.

25 (2) Freestanding signs may be floor-lit or spotlighted, provided that such lights are not  
26 directed toward any road.

1 G. All other requirements of this Part 1 shall apply. In the event of a conflict with other  
2 sections of this Part 1, the specific provisions of this Article shall apply.

3 H. Projects developed under this Article shall be consistent with the Subdivision Regulations.

4 § 267-46. Conventional development with open space (COS) and planned residential  
5 development (PRD).

6 A. Eligibility. A COS shall have a minimum parcel size of fifteen (15), ten (10), five (5) and  
7 five (5) acres in the R1, R2, R3 and R4 Districts, respectively.

8 B. Development standards.

9 (1) Permitted uses. The uses permitted in a conventional development with open space  
10 and planned residential development shall be those uses permitted in the appropriate  
11 district. Business uses in a planned residential development project developed in the  
12 R4 District are permitted, provided that such uses do not exceed one thousand (1,000)  
13 square feet of gross floor area for every one hundred (100) dwelling units.

14 (2) Density. Allowable densities are set forth in § 267-36C(2)(d).

15 (3) Site design.

16 (a) The project shall be designed with regard to the soils, topography and natural  
17 features of the parcel.

18 (b) All residential structures shall be sited so as to promote privacy and ensure  
19 natural light for all living areas.

20 (c) Permitted variations in yard setbacks are set forth in § 267-23, Yards.

21 (d) Buildings near the periphery of the project shall be harmonious with neighboring  
22 areas and shall provide adequate transition in density and type or shall provide  
23 a buffer yard as required in § 267-28C, Buffer yard requirements.

24 (e) No building shall be located within ten (10) feet of the road right-of-way,  
25 parking areas and project open space.

26 (f) Business uses in a planned residential development project developed in the R4

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District shall be designed with their primary orientation to the project either as integrated with the attached dwelling units, consistent with the needs of the future residents or as an integrated community shopping center in § 267-47. Business uses shall occur within completely enclosed buildings. No freestanding signs advertising business uses shall be permitted.

(4) Vehicular circulation and access.

(a) The project roads shall be designed to provide a logical road network adequate for internal movement.

(b) The project must be directly accessible from one (1) or more existing or planned arterial or collector roads.

(5) Open space. The open space shall be generally continuous, accessible to the residents and protective of natural features. In order to qualify for the density increase provided in the conventional development with open space and planned residential development, the following open space requirements shall be met:

(a) In a conventional development with open space, open space shall be provided as follows:

District	Minimum Open Space (percent of parcel area)
R1	10%
R2	10%
R3 (single-family attached and detached)	15%
R3 (all other dwelling types)	20%
R4	20%

(b) In a planned residential development, open space shall be provided as follows:

District	Minimum Open Space (percent of parcel area)
R3	20%
R4 (except high-rise)	25%

1 R4 (high-rise)

2 (c) All open space shall be provided pursuant to § 267-29, Open Space.

3 (6) Recreational facilities. Adequate recreational facilities shall be provided in each phase  
4 of development to meet the needs of the residents.

5 C. Increase number of apartments. The permitted number of apartment dwellings may be  
6 increased on a sliding scale based upon the difference between nine hundred (900) square  
7 feet and the average dwelling unit size proposed, divided by nine hundred (900) square feet  
8 per dwelling unit. The resulting fraction shall be converted into the percentage increase  
9 allowed. Such permitted increase in apartment units shall not be considered in computing  
10 gross density.

11 § 267-47. CONSERVATION DEVELOPMENT STANDARDS (CDS).

12 A. THE PROVISIONS OF THESE DEVELOPMENT STANDARDS MAY BE APPLIED TO  
13 SINGLE-FAMILY DETACHED SUBDIVISIONS LOCATED WITHIN THE COUNTY'S  
14 AGRICULTURAL ZONED (AG) AREAS OR AREAS ZONED FOR RURAL  
15 RESIDENTIAL (RR) DEVELOPMENT.

16 (1) IN ORDER FOR A PARCEL TO BE DEVELOPED UNDER CONSERVATION  
17 DEVELOPMENT STANDARDS, IT MUST BE A MINIMUM OF ~~25~~ 35 ACRES  
18 IN SIZE.

19 (2) ALLOWABLE DENSITIES UNDER CONSERVATION DEVELOPMENT  
20 STANDARDS SHALL BE THAT SET FORTH IN SECTION 267-34 FOR  
21 PROPERTIES ZONED AG AGRICULTURAL AND SECTION 267-35 FOR  
22 PROPERTIES ZONED RR RURAL RESIDENTIAL.

23 (3) THE DEVELOPER SHALL SUBMIT A SCALED DRAWING OF THE  
24 PROPERTY ~~AS A SKETCH PLAN. THIS SKETCH PLAN~~ THE DRAWING  
25 SHALL INCLUDE THE PROPERTY BOUNDARIES, THE GENERAL LOT  
26 DESIGNS, ROAD LOCATIONS, FORESTED AREAS, STEEP SLOPES,

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WETLANDS, STREAMS AND OTHER SENSITIVE AREAS. IN ADDITION,  
THE ~~PLAN~~ DRAWING SHALL SHOW THE REMAINING AGRICULTURAL USE  
ON THE PROPERTY INCLUDING AGRICULTURAL BUILDINGS, CROPLAND  
AND PASTURE AREAS.

B. DESIGN STANDARDS.

(1) DEVELOPMENT SHALL BE DESIGNED IN A MANNER THAT WILL HAVE  
MINIMIZE THE ~~LEAST~~ EFFECT ON CROPLAND, PASTURE, FOREST AND  
AREAS OF OTHER SIGNIFICANT VALUE.

(2) THE EXISTING FORESTED AND/OR AGRICULTURAL AREA TO BE  
RETAINED SHOULD BE DETERMINED WITH REFERENCE TO THE  
LOCATION OF FORESTED AND AGRICULTURAL LAND ON ADJACENT  
PROPERTIES SO AS TO MAINTAIN CONTIGUITY WHERE FEASIBLE.

(3) ALL LAND REMAINING OUTSIDE THE DEVELOPMENT, WHETHER PART  
OF THE CREATED SUBDIVISION OR PLATTED AND RECORDED  
SEPARATELY, SHALL BE SUBJECT TO AN EASEMENT IN PERPETUITY IN  
A FORM TO BE APPROVED BY THE DEPARTMENT OF LAW AND  
RECORDED IN THE LAND RECORDS OF HARFORD COUNTY, MARYLAND,  
RESTRICTING ANY FUTURE DEVELOPMENT ON THAT PROPERTY. THIS  
INCLUDES LANDS USED FOR CONTINUED AGRICULTURE, OPEN SPACE  
OR REQUIRED FOR ADDITIONAL SEPTIC RESERVE EASEMENT AREAS.  
THE EASEMENT SHALL NOT PROVIDE FOR PUBLIC ACCESS TO ANY  
PRIVATELY-OWNED LAND. IF FUTURE PUBLIC NECESSITY WARRANTS,  
THE PROPERTY OWNER AND THE COUNTY MAY AGREE TO AMEND THE  
TERMS OF THE EASEMENT, SUBJECT TO THE FOLLOWING  
REQUIREMENTS:

(a) THE LAND MAY BE DEVELOPED ONLY FOR A NONRESIDENTIAL

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1 USE THAT IS BENEFICIAL TO THE COMMUNITY, AS SPECIFIED IN THE  
2 AMENDED EASEMENT;

3 (b) THE AGREEMENT OF THE COUNTY COUNCIL SHALL BE  
4 EVIDENCED BY LEGISLATIVE ACT OF THE COUNCIL; AND

5 (c) AN AMENDED EASEMENT SHALL BE EFFECTIVE ONLY UPON ITS  
6 RECORDATION IN THE LAND RECORDS OF THE COUNTY.

7 (4) PUBLIC ROADS SHALL BE DESIGNED IN A MANNER THAT IS CONSISTENT  
8 WITH THE HARFORD COUNTY ROAD CODE AND WITH THE  
9 SURROUNDING RURAL CHARACTER.

10 (5) SETBACKS

11 (A) A MINIMUM ONE HUNDRED (100) FOOT SETBACK SHALL BE  
12 ESTABLISHED ALONG EXISTING PUBLIC ROADS (MEASURED FROM THE  
13 EDGE OF THE RIGHT-OF-WAY) AND ALONG THE ADJACENT PROPERTY  
14 BOUNDARIES, AND WATERWAYS . THIS SETBACK MAY BE REDUCED TO  
15 FIFTY (50) FEET FROM THE EDGE OF THE RIGHT-OF-WAY AND ALONG  
16 THE ADJACENT PROPERTY BOUNDARY IF THE AREA WITHIN THE FIFTY  
17 (50) FEET CONTAINS EXISTING FOREST AND THAT FOREST IS RETAINED  
18 AND DESIGNATED AS AN UNDISTURBED FOREST BUFFER AREA AND, IF  
19 NECESSARY SUPPLEMENTAL LANDSCAPING IS PROVIDED TO  
20 ADEQUATELY SCREEN THE PROPOSED DEVELOPMENT FROM THE  
21 PUBLIC ROAD. LOTS MAY BE LOCATED WITHIN THE FIFTY (50) FOOT  
22 SETBACK PROVIDED THAT NO STRUCTURES ARE LOCATED WITHIN THIS  
23 AREA.

24 (B) A MINIMUM ONE HUNDRED (100) FOOT SETBACK SHALL BE  
25 ESTABLISHED ALONG THE ENTIRE DEVELOPED PROPERTY ADJACENT  
26 TO AN ACTIVE FARM TO PROTECT THAT FARMING OPERATION FROM

1 THE RESIDENTIAL DEVELOPMENT. THIS SETBACK MAY BE REDUCED  
2 TO FIFTY (50) FEET FROM THE EDGE OF THE DEVELOPED PROPERTY  
3 BOUNDARY IF THE AREA WITHIN THE FIFTY (50) FEET CONTAINS  
4 EXISTING FOREST AND THAT FOREST IS RETAINED AND DESIGNATED  
5 AS AN UNDISTURBED FOREST BUFFER AREA, AND IF NECESSARY,  
6 LANDSCAPING IS PROVIDED TO SCREEN AND PROTECT THAT  
7 DEVELOPMENT FROM THE ADJACENT FARMING OPERATION.

8 § 267-[47]48. Integrated community shopping center (ICSC)

9 A. Development standards.

10 (1) Permitted uses. The uses permitted shall be those permitted in the appropriate  
11 district.

12 (2) Site design.

13 (a) The project shall provide a unified arrangement of buildings, service areas,  
14 parking and landscaped areas.

15 (b) The project shall be designed with regard to the topography and other natural  
16 features of the parcel.

17 (c) Materials, massing and facade design for the project shall be harmonious with  
18 the character of the neighborhood.

19 (d) Outside storage shall be limited as applicable in the appropriate district.

20 (3) Vehicular circulation and access.

21 (a) The internal circulation system shall be designed to minimize through traffic and  
22 traffic conflicts within the project.

23 (b) Safe pedestrian movement shall be considered in the vehicular plan.

24 (4) Loading and service areas.

25 (a) All establishments must have vehicular service access, either from an individual  
26 service drive or from a common service yard.

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(b) All such service areas must be segregated from public areas and screened from public view.

(c) Establishments over ten thousand (10,000) square feet in area must have loading berths at the rate of one (1) berth per twenty thousand (20,000) square feet or part thereof.

(5) Landscaping.

(a) Any part of a lot not used for buildings or other structures, or paved for off-street parking, loading and maneuvering areas, drives and pedestrian walks or incidental outside storage, shall be landscaped and properly maintained.

(b) All parking lots, loading areas and outdoor storage areas shall be separated with buffer yards of at least twenty-five (25) feet from any adjacent roads and residential districts.

(6) Signage.

(a) Freestanding identifying signs shall be limited to one (1) sign for each road frontage, one (1) sign for each entrance to the integrated community shopping center and one (1) directory of occupants for each entrance to the integrated community shopping center.

(b) Signs to identify the use of an occupant shall be designed as part of the architectural design of the building and attached thereto.

(c) Directional information signs shall be adequately provided and design coordinated.

(d) The following types of signs shall not be permitted in an integrated community shopping center:

[1] Billboards.

[2] Any form of sign advertising a business, profession, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same



lot, except that the [director] DIRECTORY of occupants of the integrated community shopping center is not included in this prohibition.

[3] Flashing, revolving, rotating or changing-light-intensity or changing-color signs.

B. Specific design requirements. An integrated community shopping center (ICSC), as defined in § 267-4, shall meet the following requirements:

(1) Minimum road frontage of three hundred (300) feet.

(2) Maximum building coverage not to exceed:

(a) District B1: thirty-five percent (35 %).

(b) District B2: forty percent (40 %).

(c) District B3: forty-five percent (45 %).

(3) Maximum impervious surface not to exceed:

(a) District B1: eighty percent (80 %).

(b) District B2: eighty-five percent (85 %).

(c) District B3: eighty-five percent (85 %).

(4) No building shall be within forty (40) feet of the public road rights-of-way or ten (10) feet of parking areas.

(5) No building shall be less than thirty (30) feet from the parcel boundary nor fifty (50) feet from an adjacent residential district.

§ 267-[48]49. Mobile home park (MHP).

A. Eligibility. A mobile home park shall be at least ten (10) acres and located in an R3 or R4 District.

B. Development standards.

(1) Permitted uses.

(a) This project may include mobile homes of single or multiple width, single-family detached homes or any combination thereof, but shall not include recreational

vehicles or travel trailers.

(b) Any project containing more than one hundred (100) dwelling units shall provide a community meeting room and an enclosed recreation area containing a minimum of twenty (20) square feet of gross floor space per dwelling unit. A sales and management office and a convenience goods store, not to exceed five (5) square feet of gross floor space per dwelling unit, may be maintained within the same structure.

(2) Density. The maximum density shall be five and zero-tenths (5.0) units per gross acre in an R3 District and six and five-tenths (6.5) units per gross acre in an R4 District.

(3) Site design.

(a) All dwelling units shall be sited with regard to the topography, soils and natural features of the parcel.

(b) All dwelling units shall be [cited] SITED to promote privacy and ensure natural light for all principal rooms.

(c) No structure shall be less than fifty (50) feet from the property lines of the project, and a buffer yard twenty (20) feet in width shall be provided along all property lines at the periphery of the project.

(d) A landscaping plan shall be submitted, which shall enhance the privacy and the visual quality of individual units and the project.

(4) Vehicular circulation.

(a) Any dedicated public right-of-way shall be at least fifty (50) feet wide. The right-of-way for private roads may be reduced to forty (40) feet. The pavement width of interior roads, whether intended to be public or private, shall be a minimum of twenty-six (26) feet. In the event that off-street parking is provided, this may be reduced to twenty (20) feet where on-street parking is

prohibited and the roadway serves not more than twenty (20) dwelling units.

- (b) The long side of a dwelling unit may not be located within twenty-five (25) feet of the right-of-way of any interior road, and the end (or short side) of a dwelling unit may not be located within fifteen (15) feet of the same. Not more than six (6) homes in a row shall have the same setback. Such setbacks shall differ by at least six (6) feet.

(5) Parking.

- (a) There shall be two (2) parking spaces, measuring at least nine by eighteen (9 x 18) feet, for each dwelling unit.

- (b) The required parking spaces may be located within the required front yard area of individual lots. If group parking areas are used, these areas shall be arranged so as to prevent through traffic to other parking areas and shall be screened from adjacent projects and public roads.

(6) Open space and recreation.

- (a) Twenty percent (20%) of the parcel area shall be reserved as open space or buffer yards.

- (b) Adequate recreation facilities shall be provided in each phase of development to meet the needs of the residents.

C. Specific design requirements.

(1) Area requirements:

- (a) Minimum parcel size: ten (10) acres.
- (b) Minimum road frontage: two hundred (200) feet
- (c) Minimum dwelling unit lot area: five thousand (5,000) square feet for an R3 District and four thousand five hundred (4,500) square feet for an R4 District.
- (d) Minimum lot width: fifty (50) feet for an R3 District and forty-five (45) feet for an R4 District.

(e) Maximum impervious surface ratio: forty-five percent (45%).

(2) Setback requirements.

(a) Front setback: thirty-three (33) feet from the center line of unreserved right-of-way or twenty (20) feet from the public right-of-way.

(b) Rear setback: twenty (20) feet; ten (10) feet when adjacent to open space.

(c) Side setback: ten (10) feet on side, total of twenty (20) feet.

(d) Minimum spacing between any two (2) units: twenty (20) feet.

§ 267-[49]50. Housing for the elderly.

A. Eligibility. Housing for the elderly shall have the following eligibility requirements:

(1) In the B3 and CI Districts, the minimum lot size shall be ten (10) acres. In the R3, R4, VR and VB Districts, the minimum lot size shall be four (4) acres.

(2) Where such a project cannot be served by public water supply and public sewage disposal systems, water supply and sewage disposal adequate to meet the needs of the residents shall be provided in a system approved by the State Department of Health and Mental Hygiene.

B. Development standards.

(1) Permitted uses. The accessory uses permitted in a housing-for-the-elderly project may include convenience goods stores, personal services, professional services, restaurants, health services and medical clinics. Common activity areas, including the above uses, and other areas serving the collective needs of the residents shall not exceed one hundred (100) square feet per dwelling unit. Permitted housing types shall include townhouse dwellings, patio/court/atrium dwellings, multiplex dwellings, garden apartment dwellings and mid-rise apartment dwellings.

(2) Density. The maximum density shall be ten (10) units per gross acre in the R3 and B3 Districts, fourteen (14) units per gross acre in the R4 and CI Districts and five (5) units per acre in the VR and VB Districts. No more than two hundred (200) units

1 shall be permitted in any such project.

2 (3) Site design.

3 (a) The project shall be designed with regard to soils, topography and natural and  
4 historic features of the parcel.

5 (b) All residential structures shall be sited so as to promote privacy and security and  
6 to ensure natural light for all living areas.

7 (c) Buildings near the periphery of the project shall be harmonious with  
8 neighborhood areas and shall provide adequate transition in density and type or  
9 shall provide a buffer yard as required in § 267-28C. In the CI and B3 Districts,  
10 a buffer yard twenty (20) feet wide shall be provided.

11 (d) No building shall be located within ten (10) feet of the road right-of-way,  
12 parking areas and project open space.

13 (e) Business uses in housing for the elderly shall be designed with their primary  
14 orientation to the project and integrated with the dwelling units consistent with  
15 the needs of the future residents. Business uses shall occur within completely  
16 enclosed buildings. No freestanding signs advertising business uses shall be  
17 permitted.

18 (4) Vehicular circulation and access.

19 (a) The project roads shall be designed to provide a logical road network adequate  
20 for internal movement.

21 (b) The project must be directly accessible from one (1) or more existing or planned  
22 arterial, collector or primary residential roads.

23 (c) Particular attention shall be given to providing safe conditions for both  
24 pedestrian and vehicular movements.

25 (5) Open space. The open space shall be generally continuous, accessible to the residents  
26 and protective of natural features. At least fifty percent (50%) of the total parcel area

shall be in open space.

(a) Recreational facilities. Adequate recreational facilities shall be constructed in each phase of development to meet the needs of the residents. The developer shall provide a schedule for the installation of the facilities at the time the project is approved.

(b) All open space shall be provided pursuant to § 267-29, Open space. The required active open space may be reduced by the Zoning Administrator based upon the specific program proposed by the developer.

C. Specified design requirements.

(1) Lot areas, lot width, front, rear and side yards and maximum height shall be as shown on Table VII, Design Requirements for Specific Uses/R4 Urban Residential District for residential: PRD.

(2) The project design shall be compatible with residential uses in the neighborhood. Evaluation of the compatibility shall be based upon height, facade, building bulk and architectural features of the project and of the neighborhood.

(3) Distance between building blocks. The following minimum distances are established for townhouses, patio/court/atrium, multiplexes and garden apartment buildings as follows:

		Distance Between Building Blocks (feet)
Building Block Walls		
of	Blank end wall to blank wall	20
	Blank end wall to window wall	30
	Window wall to window wall	55 or a distance equal to sum
		the height of the 2 buildings, whichever is greater

(4) Maximum building coverage. The maximum building coverage shall be as follows:

Dwelling Types	Maximum Building Coverage (percent of total lot)
----------------	--

Patio/court/atrium, townhouse and  
multiplex  
Garden apartment

30%

(5) Impervious surface ratio. The maximum impervious surface for any housing-for-the-elderly project shall not exceed fifty percent (50%) of the total parcel area.

(6) Variation in patio/court/atrium yard requirements. The front and rear yards required for the patio/court/atrium building block may be waived when the following have been provided:

(a) An area for utility services is provided in the road right-of-way.

(b) Private atriums or courts surrounded by buildings or enclosed walls totaling twenty-five percent (25%) of the minimum lot requirements.

(c) All living spaces face the atriums or courts.

(7) Variation in townhouse width. The permitted width of a townhouse dwelling may be reduced by a maximum of four (4) feet for not more than twenty-five percent (25%) of the dwelling units in any building block.

§ 267-[50]51. Mobile home subdivision (MHS).

A. Eligibility. An MHS shall be at least five (5) acres and located in an R3 or R4 District.

B. Development standards.

(1) Permitted uses.

(a) This project may include mobile homes but shall not include recreational vehicles or travel trailers.

(1) The mobile home unit shall be placed on a permanent foundation unpierced, except for required ventilation and access. Installation shall include a positive surface water drainage away from each unit.

(2) All wheels, axles, transporting lights and removable towing apparatus shall be removed from each unit prior to occupancy.

(2) Site design.

- (a) All dwelling units shall be [cited] SITED with regard to the topography, soils and natural features of the parcel.
- (b) All dwelling units shall be sited to promote privacy and ensure natural light for all principal rooms.
- (c) No structure shall be less than fifty (50) feet from the property lines of the project, and a buffer yard twenty (20) feet in width shall be provided along all property lines at the periphery of the project.
- (d) A landscaping plan shall be submitted which shall enhance the privacy and the visual quality of individual units and the project.
- (3) Vehicular circulation. The project roads shall be designed to provide a logical road network adequate for internal movement.
- (4) Parking.
  - (a) There shall be two (2) parking spaces, measuring at least nine by eighteen (9 x 18) feet, for each dwelling unit.
  - (b) The required parking spaces may be located within the required front yard area of individual lots. If group parking areas are used, these areas shall be arranged so as to prevent through traffic to other parking areas and shall be screened from adjacent projects and public roads.
- (5) Open space. The open space shall be generally continuous, accessible to the residents and protective of natural features. The following open space requirements shall be met:
  - (a) Open space shall be provided as follows:

District	Minimum Open Space (percentage of parcel area)
R3	15%
R4	20%



(b) All open space shall be provided pursuant to § 267-29, Open Space.

(6) Recreational facilities. Adequate recreational facilities shall be provided in each phase of development to meet the needs of the residents.

C. Density and lot characteristics.

(1) Conventional development. The density, lot sizes and design requirements for a mobile home subdivision shall be those permitted for a conventional development of single-family detached dwellings in the zoning district in which the project is located.

(2) Conventional with open space and planned residential developments. Where a mobile home subdivision is part of a COS or PRD project, the requirements of § 267-46 or 267-47, respectively, shall apply in addition to the requirements of this section. All regulations applicable to both the MHS and to the COS or PRD shall be met.

Section 2. And Be It Further Enacted that this Act shall take effect sixty (60) calendar days from the date it becomes law.

EFFECTIVE: September 13, 1995

Table II: Design Requirements for Specific Uses:

**AG Agricultural District**

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	MAX. LOT AREA (ACRES)	MAX. AVG. LOT AREA (ACRES)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements/Industrial/Institutional/ Motor Vehicle	2 acres				50	100	50	40	80	30
Natural Resources	2 acres				50 (bldg.)					35
Residential: Conventional										
Lots recorded prior to 2-8-77	20,000					100	40	20	50	35 or 3 stories
Lots recorded on or after 2-8-77	2 acres			2 acres		200	50	40	80	35 or 3 stories
RESIDENTIAL: CONSERVATION	.75 ACRE	2 ACRES	1.5 ACRES			100 *	25	15	50	35 OR 3 STORIES
Transient Housing	2 acres			3,000		100	50	40	80	35 or 3 stories
Retail Trade/Services	2 acres				50	100	50	40	80	30
Transportation, Communications and Utilities/Warehousing	5 acres				200	200	100	80		30
Public Utility Facilities (added by Bill No. 87-28)					25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)					200		25	25	25	30

**AS AMENDED**

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in § 267-18 through 267-53.

\* MINIMUM LOT WIDTH REQUIREMENTS SHALL BE SUBJECT TO COMAR, SECTION 26.04.03, REGULATIONS GOVERNING WATER SUPPLY AND SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND.

**Table 1:**  
**Principal Permitted Uses for Specific Zoning Districts:**  
**RESIDENTIAL: CONSERVATION DEVELOPMENT**

[Amended by Bill Nos. 84-37; 88-85; 88-87]

[illegible]

**KEY:**

"P"	indicates permitted subject to applicable code requirements.
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VII.
"SL"	indicates permitted subject to special-exception regulations, pursuant to Article VIII.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
	A blank cell indicates that the use is not permitted.

Table III: Design Requirements for Specific Uses:

**RR Rural Residential District**

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	MAX. LOT AREA (ACRES)	MAX. AVG. LOT AREA (ACRES)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres				100	200	50	40	80	30
Institutional	2 acres				50	100	50	50	50	30
Natural Resources	2 acres				50 (bldg.)					35
Residential: Conventional										
Lots recorded prior to 2-8-77	20,000					100	40	15 (total of 35)	50	35 or 3 stories
Lots recorded on or after 2-8-77	60,000			2 acres		150	50	40	60	35 or 3 stories
RESIDENTIAL: CONSERVATION	.75 ACRE	2 ACRES	1.5 ACRES			100 *	25	15	50	35 OR 3 STORIES
Transient Housing	15,000			3,000		100	50	20	50	35 or 3 stories
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)					25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)					200		25	25	25	30

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in § 267-18 through 267-53.

\* MINIMUM LOT WIDTH REQUIREMENTS SHALL BE SUBJECT TO COMAR, SECTION 26.04.03, REGULATIONS GOVERNING WATER SUPPLY AND SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND.

AS AMENDED

AS AMENDED

95-31

95-31

HARFORD COUNTY BILL NO. 95-31 (as amended) **AS AMENDED**(Brief Title) Conservation Development - Design Standards

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

**CERTIFIED TRUE AND CORRECT****ENROLLED**Joseph A. Benda  
Secretary of the CouncilJoanne S. Parrott  
President of the CouncilDate July 11, 1995Date July 11, 1995**BY THE COUNCIL**

Read the third time.

Passed: LSD 95-21 (July 11, 1995)

Failed of Passage: \_\_\_\_\_

By Order

Joseph A. Benda  
SecretarySealed with the County Seal and presented to the County Executive for approval this 13th day of July, 1995 at 3:00 p. m.Joseph A. Benda  
Secretary**BY THE EXECUTIVE**William M. Behrman  
COUNTY EXECUTIVEAPPROVED: Date July 14, 1995**BY THE COUNCIL**

This Bill (No. 95-31, as amended), having been approved by the Executive and returned to the Council, becomes law on July 14, 1995.

Joseph A. Benda  
Secretary

EFFECTIVE DATE: September 13, 1995